Note that any changes you have made to photos will not display until you click Save Changes



Attached Single MLS #: DRF08241523 List Price: \$190,000 Orig List Price: List Date: 09/27/2021 Status: DRI Area: 8003 List Dt Rec: Sold Price: SP Incl. Parking:

Address: 1215 W Gunnison St Unit 206, Chicago, IL 60640 Directions: one block south of Lawrence and Broadway

Mkt. Time (Lst./Tot.): / Closed: Contract: Concessions: Off Mkt: Financing: Contingency: Curr. Leased: No

Blt Before 78: Yes Year Built: 1932 Dimensions: COMMON Ownership: Condo Subdivision:

Corp Limits: Chicago Township: North Chicago Coordinates: N:4840

W:1215 Rooms: 4 Bathrooms 1/0 (Full/Half): Bedrooms: 1 Master Bath: Full Bsmnt. Bath: No Basement: None

Waterfront: No Appx SF: 655 Total Units: 16 Bldg. Assess. SF: 0 # Stories: 3 Unit Floor Lvl.: 2 % Own. Occ.: % Cmn. Own.:

Parking: None # Spaces: 0

County: Cook

Model:

Fireplaces:

Parking Incl. In Price: SF Source: Estimated

Days for Bd Apprvl: 0 Fees/Approvals: Move-in

Fee, Move-in Mon-Fri, Saturday, **Move Out** Fee

Utility Costs:

Mobility Score: 89 - Excellent Mobility!

Welcome to Gunnison Street Lofts! This one of a kind, one bedroom condo in Uptown is exactly what you've been looking for. You'll be steps away from the Green Mill Lounge, The Aragon Ballroom, The Riviera and the historic Uptown Theater. Go a few blocks to find Asia on Argyle, Target, Jewel, Starbucks and you're only a half mile from the beach; you couldn't ask for a better location. Step inside the lobby of Gunnison Street Lofts to find high ceilings and local artwork. Take the stairs or the elevator to the 2nd floor and be met with floor to ceiling brick walls. When you open the door to number 206, you'll immediately be dazzled by the amount of light shining through the southern-facing double sliding doors and the open the door to number 206, you'll immediately be dazzled by the amount of light shining through the southern-facing double sliding doors and the 18 foot high ceilings. There are 12 feet of closet space before you even exit the foyer leaving plenty of room for coats, shoes, and much more. Walk into the open combination living room and kitchen and you'll truly feel how spacious this condo is! There is a wall of double doors leading to a private deck and a well-shaped living room making furnishing a breeze. Continue into the large, bright bedroom and find even more closet space and overhead storage; and there is another door leading to the private deck. Through the bathroom you'll find the laundry room with additional storage and a stackable washer/dryer. The private deck is truly the gem of this condo. With 273 s/f of private deck the sky is the limit! Enjoy the sunshine, grilling (gas hookup), gardening (water hookup) and even catch the jets flying high during the annual Air and Water Show! This is truly a one of a kind find in historic Uptown.

School Data **Assessments Pet Information** Tax Elementary: (299) Amount: **\$3,114.59** Pets Allowed: Cats OK, Dogs OK Amount: **\$283** Junior High: (299) PIN: 14083200151029 / Frequency: Monthly Max Pet Weight: 999 High School: (299) Special Assessments: Yes **Mult PINs:** Special Service Area: No Tax Year: 2020 Tax Exmps: Master Association: Coop Tax Deduction: Master Assc. Freq.: Not Required

Square Footage Comments:

Room Name Size Room Name Size **Flooring** Win Trmt Level <u>Level</u> <u>Flooring</u> Win Trmt Living Room 20X16 Main Level Master Bedroom 11X13 **Main Level** Dining Room COMBO **Main Level** 2nd Bedroom **Not Applicable** Kitchen 9X10 **Main Level Not Applicable** 3rd Bedroom Family Room **Not Applicable Not Applicable** 4th Bedroom Laundry Room 6X9 **Main Level** Foyer 13X5 **Main Level** Deck **21X13 Main Level**

Tax Deduction Year:

Interior Property Features: Vaulted/Cathedral Ceilings, Wood Laminate Floors, Laundry Hook-Up in Unit, Storage, Open Floorplan, Granite Counters

Exterior Property Features: Door Monitored By TV, Cable Access

Age: 81-90 Years, Rehab in 2006 Laundry Features: In Unit, In Bathroom, Laundry Type: Condo, Condo-Loft Garage Ownership: Exposure: S (South) Const Opts: Garage On Site: Exterior: Brick, Stone, Other Garage Type: **Commuter Train** Air Cond: Central Air

Garage Details: Heating: Gas Parking Ownership: Kitchen: Parking On Site: Appliances: Parking Details: Dining: Parking Fee (High/Low): / Bath Amn:

Driveway: Fireplace Details:

Fireplace Location: Electricity: Circuit Breakers

Equipment: Fire Sprinklers, Fan-Whole House, **Multiple Water Heaters** Additional Rooms: Foyer, Deck

Other Structures:

Sliding Glass Door(s)

Door Features: Sliding Doors, Pocket Door(s),

Basement Details: None Foundation: Concrete Exst Bas/Fnd: Disability Access: No Disability Details: Lot Desc: Lot Size Source:

Sewer: Sewer-Public Water: Lake Michigan

General Info: School Bus Service, Commuter Bus,

Amenities: Elevator, Storage, Street Lights, Street Paved, Elevator(s), Security Lighting, Underground Util

Asmt Incl: Water, Common Insurance, Security System, Exterior Maintenance, Lawn Care,

Scavenger, Snow Removal

HERS Index Score: Green Disc: Green Rating Source: Green Feats: Sale Terms: Other Possession: Closing Est Occp Date:

Management: Manager Off-site

9/29/21, 2:15 PM

Window Features: Screens Vacant: Gas Supplier: Other Relist: Electric Supplier: Commonwealth Edison Zero Lot Line:

Broker Private Remarks: "City of Chicago affordable restrictions apply; Owner Occupant buyers ONLY - Income restrictions and homebuyer and Condo training classes required before purchasing. Affordable resale restrictions will remain with the unit." The new buyer will need to met the criteria stated on MSRA - Exhibit B under "Qualified Household" 100% AMI. Obtain a mortgage loan 30-year fix rate and loan amount not to exceed 95% of the affordable price. 2021 Household limits: 100% AMI for single home owner income limit is \$65,300, two people can not make more than \$74,600, 3 people can not make more than \$83,900, and 4= \$93,200

Internet Listing: Yes Remarks on Internet?: Yes VOW AVM: Yes VOW Comments/Reviews: Yes Listing Type: Exclusive Right to Sell Holds Earnest Money: Yes

Coop Comp: 2.5% - 295 (on Gross SP) Additional Sales Information: Exceptions-Call List Office

Showing Inst: Please using ShowingTime. Cont. to Show?: Mgmnt. Co: Cagan Management Group Contact Name: Bruce Karbal

Owner: OOR

Broker: Exit Strategy Realty (18235) / (312) 554-5478 List Broker: Joshua Berngard (178824) / (561) 302-3754 / josh@buzzerrealestate.com

CoList Broker:

More Agent Contact Info: Owner Can Rent:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Ph #:

MLS #: DRF08241523

Prepared By: Laura Berngard | Exit Strategy Realty | 09/29/2021 02:15 PM

Addr on Internet?: Yes

Lock Box:

Expiration Date: 09/27/2022

Phone: (847) 324-8931

Special Comp Info: None

Broker Notices:

Broker Owned/Interest: No